

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, NOVEMBER 1, 2005

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: JOA PENZIEN
CHARLES OLIVER
ARNOLD THOEL
DEBORAH ZOLNOSKI

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order

Edward Gallagher called the meeting to order at 7:00 p.m.

Pledge of Allegiance

1. Roll Call.

Clerk KOEHS called the Roll Call. All members present.

2. Approval of Agenda Items. (*With any corrections*)

MOTION by AUSILIO seconded by THOEL to approve the agenda as presented.

MOTION carried.

3. Approval of the previous October 18, 2005 previous Meeting Minutes

MOTION by PENZIEN seconded by AUSILIO to approve the October 18, 2005 Meeting Minutes.

MOTION carried.

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4. Consent Agenda Items:

- 4a. **Extension of Time; Tentative Preliminary Plat; Stoneridge Subdivision (106 lots);** Located on the east side of Fairchild Road ¼ mile north of 21 Mile Road. Stoneridge Development, Petitioner. Permanent Parcel No. 08-25-427-009. **(Expires January 25, 2006)**
- 4b. **Extension of Time; Tentative Preliminary Plat; Legacy Farms Subdivision (308 lots);** Located on the west side of Fairchild Road and approximately 1/4 mile north of 22 Mile Road. Classic Development, Petitioner. Permanent Parcel No. 08-24-401-004. **(Expires October 27, 2005)**

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the extension of time requests for a period of one year from the date of expiration for the above described Tentative Preliminary Plats for Stoneridge Subdivision, Permanent Parcel No. 08-25-427-009 and Legacy Farms Subdivision, Permanent Parcel No. 08-24-401-004.

MOTION carried.

AGENDA ITEMS:

5. **Revised Site Plan; Gateway Village;** Located on the northeast corner of Hayes Road and 24 Mile Road (excluding the immediate corner); Sal-Mar Building Company, Petitioner. Permanent Parcel No. 08-07-300-009. ***(Tabled from October 18, 2005 agenda).***

Jerome R. Schmeiser, Community Planning Consultant, reviewed the proposal and the recommendation for approval.

Petitioner: Not present

Public Portion: John Craft, Township resident, expressed his concerns regarding the future type of restaurant businesses planned for the site and traffic concerns relating to the site on 24 Mile Road.

The members of the Board addressed their concerns relating to the site plan and recommended that the matter be tabled since their concerns would not be able to be addressed with the petitioner absent.

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MOTION by AUSILIO seconded by KOEHS to table the matter to the next Planning Commission Meeting of November 15, 2005 for the request for Revised Site Plan; Gateway Village. Permanent Parcel No. 08-07-300-009.

MOTION carried.

6. **Ground Sign; Warren Bank;** Located in the Waldenburg Plaza at the southeast corner of 22 Mile and Romeo Plank Road (excluding the immediate corner); Jan Signs, Inc., Petitioner. Permanent Parcel No. 08-28-101-010.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and the recommendation to table the matter pending action by the Zoning Board of Appeals Meeting on November 8, 2005 relating to the third proposed sign.

Petitioner Present: Deborah Fahrney addressed her concern regarding the reasons for tabling the matter for requests that took after this proposal.

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to table to the matter to the Planning Commission Meeting of November 15, 2005, to allow the Zoning Board of Appeals to review the application proposing a third Ground Sign; Warren Bank; Permanent Parcel No. 08-28-101-010.

MOTION carried.

7. **Site Plan & Ground Sign Review; Community of Hope Lutheran Church;** Located on the south side of 24 Mile Road, approximately ¼ mile west of future Broughton Road; Keith Zeitz, Petitioner. Permanent Parcel No. 08-16-200-013.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and the recommendation for approval.

Petitioner Present: Craig Duckwitz and Keith Zeitz

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan & Ground Sign; Community of Hope Lutheran Church; Permanent Parcel No. 08-16-200-013. This motion is conditioned upon the funds being deposited with the Township for ½ of the cost to pave the portion of 24 Mile Road along the frontage of the site. That all lawn areas must be developed in accordance

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with the zoning ordinance section 10.2402B6 which refers to section 17-140a of the land division ordinance for the specifics of landscaping. Item No. 13 of 17-140a indicates that all areas must be sodded with pre-grown grass which includes the road right-of-way and is pursuant to the Planning Consultants recommendations as follows:

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.

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8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount to be approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.

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16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.
21. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
22. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no light or glare from lights will shine into the abutting residential areas.
23. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site

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Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

- 24. That all lawn areas must be developed in accordance with the zoning ordinance section 10.2402B6 which refers to section 17-140a of the land division ordinance for the specifics of landscaping. Item No. 13 of 17-140a indicates that all areas must be sodded with pre-grown grass which include the areas of the property which also includes the road right-of-way.**
- 25. That 2 of the plants shielding the property along 24 Mile Road be moved and situated between the building and the southwest corner of the parking area.**
- 26. That revised landscape plans be submitted showing the changes noted in items 24 and 25; and that the Planning Consultant review and approve the sod, irrigation and the revised landscape plan for the site.**
- 27. That funds be deposited with the Township for ½ of the cost to pave the portion of 24 Mile Road along the frontage of the site.**
- 28. The petitioner must submit revised drawings indicating which building will be used at the church.**
- 29. That the Site Plan and Landscape Plans be revised to show:**
 - That two (2) of the evergreen trees be moved from the northeast corner of the parking to the southwest corner of the parking lot to better shield the parking area from the residential from the west.**
 - That the area between the sidewalk and 24 Mile Road pavement as well as the 10'-15' area surrounding the parking area, landscape area and the entire 25' front yard area along 24 Mile Road, be sodded and irrigated as part of the current parking area and pole barn construction.**

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- **The Revised Plans must also indicate that the house will be utilized as an office and residence for the pastor and that the Pole Barn including its addition will be retrofitted as approved by the Building Department as the worship area for the church.**
- **The balance of the area of the site plan will be maintained in accordance with the ordinances of Macomb Township.**
- **Any further construction on the site will require an application for revised site plan approval consideration by the Planning Commission.**

Other greenbelts landscape areas and plantings may be required depending on the construction at that time including sodding and irrigation.

MOTION carried.

8. **Final Preliminary Plat; Portofino Villas Subdivision (43 Lots);** Located on the southwest corner of 26 Mile Road and Luchtman Road; Portofino Villas, LLC, Petitioner. Permanent Parcel No. 08-15-426-006.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and the recommendation for approval.

Petitioner Present: Andy Coden

Public Portion: None

MOTION by KOEHS seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the Final Preliminary Plat; Portofino Villas Subdivision (43 Lots); Permanent Parcel No. 08-15-426-006. This motion is conditioned upon the petitioner dedicating the additional Right-of-Way as specified in the Master Thoroughfare Plan, across the entire frontage of the parent parcel to Macomb Township; The petitioner submitting revised plans to show the eight (8') foot pathway extending across the entire frontage of the parent parcel, extending south to the property line. This motion is pursuant to the Planning Consultants recommendations as follows:

1. **The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of the Macomb Township Code of Ordinances, Land Division Regulations:**

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- a. **Macomb County Road Commission**
 - b. **Office of Public Works Commission of Macomb County**
 - c. **Macomb County Health Department**
 - d. **Macomb County Planning Commission**
 - e. **Michigan Department of Environmental Quality**
 - f. **All public utility companies affected.**
 - g. **That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
2. **The Township Engineer approves all engineering plans for the computed plat.**
3. **That the detention area meets the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
4. **Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**
5. **That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
6. **Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
7. **That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.**
8. **That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
9. **That the "landscape easement" that area labeled on the plat as, "The entire common area is subject to a private easement dedicated to the**

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ownership association for landscaping” has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.

It is noted that in the development of the landscape easement, that no stones (a cobblestone measuring 3-8” in diameter is permitted) or loose materials are allowed to within 3’ of any paved areas.

10. That the Final Preliminary Plat approval expires two years from the date of the Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names be cleared by the Township Supervisor for purposes of continuity as part of the application for the Tentative Preliminary Plat. Any changes in street names must be authorized by Supervisor prior to the acceptance of an application for Final Plat. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4” x 4” black posts with two inch white letters so that the street can be easily identified during the construction of the plat.
13. That the restrictive covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The ‘Restrictive Covenants’ must be approved by the Township Attorney before an application will be received for Final Plat.
14. That the Articles of Incorporation for the Homeowners’ Association for the subdivision have been approved by the Township Attorney. The ‘Articles of Incorporation’ must be approved by the Township Attorney before an application will be received for Final Plat.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must

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be completed prior to the Developer applying for approval of the Final Plat.

16. The petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

17. That all lawn areas must be developed in accordance with the zoning ordinance section 10.2402B6 which refers to section 17-140a of the land division ordinance for the specifics of landscaping. Item No. 13 of 17-140a indicates that all areas must be sodded with pre-grown grass which include the areas of the property which also includes the road right-of-way.

The matter of sod for the 20' dedicated landscape area and the open space must be addressed on the landscape plan prior to the review of the final plat by the Township Board. The issue of irrigation of the open space area must also be addressed.

18. That the sign be removed from the right of way of Pinecone Drive.
19. That the subdivision restrictions and covenants must be approved by the Township Attorney addressing the floodplain requirements, street lighting, and ownership and maintenance of the common area.

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Further, the language in the covenants addressing the open space area must be reflected in the revised landscape plan.

20. The landscape plan must address the use of the open space area. If, however, there is to be any active or passive use including walkways within the open space area, in addition to being addressed in the covenants, there must be commensurate reviews and approvals by the Township Engineer and the Michigan Department of Natural Resources.
21. The final plat application may not be submitted to the Township until the Township Attorney is satisfied with the subdivision restrictions and covenants and that the Planning Commission has approved the landscape plan for the open space area.
22. That the petitioner dedicate the additional Right-of-Way as specified in the Master Thoroughfare Plan, across the entire frontage of the parent parcel to Macomb Township.
23. The plans be revised to show the eight (8') foot pathway extending across the entire frontage of the parent parcel, extending to the south property line.
24. That the landscape plan be revised to indicate the following:
 - The "Open Space Area" must be shown on the plan and must be titled as "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" and its entrance adjacent to lot 43 be provided with a walkway and the area on either side of the walkway be sodded and irrigated.
 - That the 8' pathway along Card Road and the south walkway along the south side of Pine Cone Drive be shown.
 - That the Card Road frontage including the landscape area will be sodded and irrigated.
 - That the area between the sidewalk and/or pathway and streets along Card Road will be sodded and irrigated.
 - That the sign shown at the Pine Cone Drive right of way be removed.

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- It is also noted that once you have determined the location of the sign that a revised site plan must be approved by the Planning Commission.
- That the area between Pine Cone Drive and the sidewalk area along the south side of Pine Cone Drive will be sodded and irrigated and maintained by the association.
- That the 8' pathway be shown along Card Road, across the entire frontage of the parent parcel.

MOTION carried.

9. **Temporary Ground Sign; Lake Arrowhead Site Condominiums;** Located on the east side of Card Road, approximately ½ mile north of 21 Mile Road; GTR Builders, Inc., Petitioner. Permanent Parcel No. 08-26-100-006.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and the recommendation for approval

Petitioner Present: Christopher Cousino

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to approve the temporary Builder Ground Sign for a period of one (1) year for Lake Arrowhead Site Condominiums. This approval is subject to submittal of revised drawings indicating the relocation of the temporary builders ground sign to be located north of the northernmost permanent wall. Furthermore, revised plans are to be submitted prior to the issuance of the permit. Permanent Parcel No. 08-26-100-003. This motion is pursuant to the Planning Consultants recommendations as follows:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. All necessary permits *must* be obtained from the Building Department prior to any sign construction.
3. That the ground sign be limited to 32 square feet.
4. That the approval be for a period of one year, at which time the petitioner will apply for an extension. Please note that this sign will be the only permitted sign location for this parcel. Please note that

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the revised drawings must be submitted showing the sign located north of the north permanent wall. Furthermore, revised plans are to be submitted prior to the issuance of the permit.

- 5. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.**

MOTION carried.

- 10. Revised Landscape Plan; Lake Arrowhead Site Condominiums;** Located on the east side of Card Road, approximately ½ mile north of 21 Mile Road; GTR Builders, Inc., Petitioner. Permanent Parcel No. 08-26-100-006.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the revised landscape plan which indicates the following: A total of 237 units are planned for the property. A fully-dimensioned sketch indicating the location of the signs within the 20' dedicated landscape area along Card Road. An increase in the size and number of plant materials to be installed within the 20' landscape area. An indication that no plant materials or structures will be situated over utility lines or easements and the recommendation for approval.

Petitioner Present: Christopher Cousino

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to approve the Revised Landscape Plan for Lake Arrowhead Site Condominiums; Permanent Parcel No. 08-26-100-006. This motion is based on the Planning Consultants recommendations as follows:

- 1. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plan. That the petitioner submits two (2) copies of the plan to the Supervisors office for addressing. Addresses will be assigned after Final Plan approval by the Township Board.**
- 2. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letter so that the street can be easily identified during the construction of the plan.**
- 3. That the restrictive covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The 'Restrictive**

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Covenants' must be approved by the Township Attorney before an application will be received for Final Plan.

- 4. That the articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before an application will be received for Final Plan.**
- 5. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed prior to the Developer applying for approval of the Final Plan.**
- 6. That the master deed be approved by both the Township Attorney and Township Assessor.**

MOTION carried.

- 11. Reconsideration of Revised Landscape Plan; Chelsea Court Subdivision;** Located south of 22 Mile Road approximately ½ mile west of Heydenreich Road ; Palazzolo Brothers Classical Services, Petitioner. Permanent Parcel No. 08-28-200-025.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and the recommendation for approval.

Further that the petitioner is requesting approval for a revised landscape plan to the Chelsea Court Subdivision. The file indicates that the tentative preliminary plat for Chelsea Court was approved with the condition that a plan for the area must be prepared by a registered landscape architect. The petitioner was so notified of this condition June 27, 2003. The original plan as submitted was not prepared by a registered landscape architect.

At the meeting of October 18, 2005, the Planning Commission denied the previous plan because it showed "seed" instead of "sod" on the park area. The petitioner has submitted revised plans showing "sod" and has requested that the Commission re-consider their previous motion at the November 1, 2005 meeting.

Petitioner Present: Sam Palazolo

Public Portion: None

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MOTION by AUSILIO seconded by PENZIEN to approve the Landscape Plan for Chelsea Court Subdivision Permanent Parcel No. 08-28-200- 025. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the revised landscape plan for the Chelsea Court Subdivision be approved since the petitioner did submit a landscape plan in accordance with the land division ordinance.

MOTION carried.

PLANNING CONSULTANTS COMMENTS: None

PLANNING COMMISSION COMMENTS: None

MOTION by PENZIEN seconded by AUSILIO to receive and file all correspondence in connection with this agenda.

MOTION carried.

ADJOURNMENT:

MOTION by KEOHS seconded by AUSILIO to adjourn this meeting at 8:40 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmh